

*Health happens
with housing.*



ALBERNI VALLEY HOUSING FORUM

Draft Report June 2017

ABSTRACT

This Alberni Valley Housing Forum report summarizes projects and programs that are working to address housing and homelessness. Additionally, analysis of idea and knowledge sharing throughout the forum resulted in key strategies and recommendations to move forward our community housing initiatives.

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EXECUTIVE SUMMARY

With housing and homelessness issues front and center in BC and Port Alberni, the Alberni Valley Community Stakeholder Initiative to End Homelessness (AVCSI) has developed a second community plan and hired a part-time coordinator. After conducting a point-in-time homeless count, increasing community awareness, and connecting with various levels of government a Housing Forum was designed and facilitated. The forum goal was to introduce various programs that can address homelessness and identify priorities or projects that AVCSI could encourage and support going forward.

Invitations were sent and the event was advertised publicly with a request for RSVPs that included two questions: What is your interest in housing? And what do you believe is the main priority in addressing homelessness. The forum was well attended by elected officials, community agencies, interested residents, provincial ministry representatives, First Nation representatives, real estate representatives, Island Health, developers and community network representatives = 75 attendees.

During the morning session presentations were made introducing: housing first programs, low energy housing projects, coop and seniors housing, micro-housing, First Nation partnership projects, and how financing is impacting housing issues. In the afternoon, an open space forum was the strategy used to generate discussion toward reaching the goal of the forum and/or answering the questions:

1. What project, program, or service do you see as a good fit with our housing needs? *What is it about this solution that you like?*
2. What might this project, program, or service look like in Port Alberni? Or on the West Coast?

A thematic approach was used to identify themes in answers to the RSVP questions, and a conceptual framework was used to present the ideas generated during the open space forum. Although ideas were presented and options were discussed, the priority with the most support was safe affordable housing for youth, seniors and marginalized individuals and there was no specific project identified for AVCSI to move forward with.

Four key strategies and four recommendations resulted from the RSVP questionnaires and the Housing Forum sessions:

Key Strategies	Recommendations
Use respectful language to influence public perception and acknowledge those with lived experience	Encourage & support proposals from a variety of sources to address the continuum of housing needs
Strategize and provide housing projects as a major determinant of health	Work with the City of Port Alberni to determine available land for housing projects
Educate the public; disseminate all information in a timely manner	Explore partnerships such as Yale First Nation - Britco project; Musquem Farm
Include those with lived experience in strategies and solutions	Encourage & support an existing non-profit to engage a Housing First Program

INTRODUCTION

Over the past year, housing and homelessness issues have become more prevalent indicating a need for more urgency in implementing measures to address these issues. The Public Opinion Research Poll (Innovative Research Group, May 4, 2017) conducted prior to our recent Provincial Election indicated that affordable housing is the top issue of concern for BC residents. Additionally, the Union of BC Municipalities started the convention in Victoria in September of 2016 with the issue of housing and homelessness. One mayor was quoted as saying, "*Every mayor in British Columbia, every mayor in Canada, knows that homelessness is a problem,*" (as cited in CBC News, Sept. 26, 2016).

In 2008, the Alberni Valley Community Stakeholder Initiative to End Homelessness (AVCSI), an initiative of the MLA office, worked to develop a community plan to end homelessness. With an understanding of the increasing housing and homelessness issues in the Alberni Valley and the limited impact resulting from the 2008 community plan, AVCSI contracted a new community plan in December 2015 to improve housing and end homeless. *Still at Home in the Alberni Valley: Port Alberni's Community Plan to Improve our Housing & End Homelessness* is available on the Alberni Clayoquot Regional District (ACRD) website <http://www.acrd.bc.ca/cms/wpattachments/wpID371atID2149.pdf>.

A recommendation in this new plan indicated the need for a coordinated effort to move forward with the community goals and AVCSI succeeded in raising funds and hired a local business person part-time for one year to implement parts of the community plan. Simultaneously, the Alberni Clayoquot Health Network (ACHN) working under the Alberni Clayoquot Regional District received funding to support a community workshop and training aimed at network development, service integration activities and implementation planning for the Still At Home community plan.

As a result, AVCSI has conducted a point-in-time homeless count, increased community awareness of housing issues, connected with various levels of government, and planned and facilitated the Alberni Valley Housing Forum that took place at the Best Western Barclay, Port Alberni on May 17, 2017. The purpose of the forum was to have presenters introduce programs and services that can address housing issues; and to generate discussion that would identify priorities and projects for AVCSI to engage in and to move forward with.

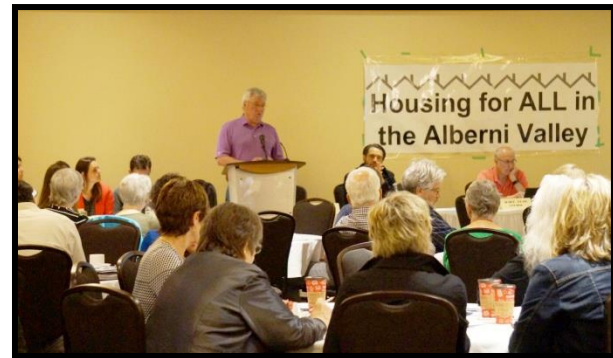
The following report summarizes the presentations of programs and services, and provides a qualitative summary of the RSVP answers and discussions generated during the open space session.

FORUM GOALS

The overall goal of the forum was twofold: first, to present some options to the community on what might work to address our housing issues; and secondly was to generate discussion amongst the community members in the hope of identifying projects and priorities to address our community's housing and homelessness issues. Presenters were brought in to share information on a variety of projects or programs that have seen some measure of success or have had some impact on addressing homelessness and housing issues. An open space forum was used to provide room for discussions and brainstorming ideas that may have an impact on the housing issues in the Alberni Clayoquot Region.

HOUSING FORUM ATTENDANCE

Invitations were emailed, posters were displayed, and an ad was placed in the local paper to encourage participation. The RSVPs included 2 questions: (1) What is your interest in housing? (2) What do you believe to be the main priority in addressing homelessness?



The forum was well attended with a count of 75 people, including the presenters and facilitators. The AVCSI project coordinator, Terry Deakin facilitated the day in partnership with Marcie Dewitt, ACHN Coordinator. Participants included: First Nation representatives, Port Alberni City Councilors, Community Agency Representatives, Community Residents, Provincial Ministry Representatives, Regional District representatives, Island Health representatives, Tofino Mayor, Guest Presenters, Realtors, Developers, and representatives from various community networks and councils. The following is a list of attendees:

1.	Angel Veller Community Resident with Lived Experience
2.	Bob McQuade Community Volunteer
3.	Brenda Kraneveldt Port Alberni Family Guidance Association
4.	Charlene Holden Kuu-us Crisis Line
5.	Charlie Clappis Huu-ay-aht First Nations
6.	Cherie John Ehattesah Tribe
7.	Chief Ken Hansen Yale First Nations
8.	Cindy Blake Alberni Community And Women's Services
9.	Dan Schubart

	Alberni Valley Community Stakeholder Initiative; Alberni Clayoquot Health Network; Alberni Valley Transition Town Society
10.	Denis Sauve City Councillor
11.	Donald Blue Realtor/Construction
12.	Eleanor Coffey Realtor w/ Royal Lepage
13.	Karly Blats AV News
14.	Ellen Frood Alberni Community And Women's Services
15.	Esther Pace Island Health
16.	Gail Thompson Community Resident

17.	Gary Spencer-Smith Rental Housing Developer
18.	Geneva Crowley Retired/Senior; Community Resident
19.	Jerry Peters Ditidaht First Nations
20.	Graham Hughes Literacy Alberni Society
21.	<u>Greer Black</u> Senior's Housing, Calgary AB
22.	<u>Greg Vander Kooi</u> Mountain Side Services; Vander Kooi Mill; Micro Housing Representative
23.	Gretchen Carlson Hospice Society
24.	Holly McLaughlin Nuu chah nulth Tribal Council
25.	Jack Tsai Port Alberni Online
26.	Janis Nairne Alberni Valley Social Planning Council
27.	Jeff Kizuk Ministry of Children & Family Services
28.	John Douglas Port Alberni Shelter Society
29.	<u>John McCormick</u> John Howard Society, Nanaimo Housing First
30.	Josie Osborne Mayor of Tofino
31.	Kate Walton INEO Employment Services Alberni Valley Community Stakeholder Initiative
32.	Kimberly Crowley INEO Employment Services
33.	Kristina Corey Kuu-us Crisis Line
34.	Lori Camire Community Futures Alberni Clayoquot
35.	Louise Goldfus Retired / Senior Citizen Community Resident
36.	Marcie Dewitt Alberni Clayoquot Health Network
37.	Marie Duperreault Island Health
38.	Marilyn Koehle Realtor w/ Royal LePage
39.	Marjorie Jerrett Community Resident
40.	Mark Millan Community Resident
41.	Michelle Ellison-Miles Alberni Community And Women's Services
42.	Minnie Hornidge Bread of Life Society
43.	Nancy Wilmot & Team Shaw TV
44.	Naomi Moran Alberni Valley Employment Centre
45.	Neil Malbon Community Resident
46.	Nikkie O'Laney Assistant at Royal LePage

47.	Pat Kermeen Alberni Valley Community Stakeholder Initiative; Port Alberni Shelter Society
48.	Patty Edwards Alberni Valley Community Stakeholder Initiative ; MLA Office
49.	Penn Thrasher Circles of Cedar
50.	Penny Cote Alberni Clayoquot Regional District
51.	Ray Samuel & Marie Samuel First Nations Elders
52.	Rob MacMillan Community Resident
53.	Robert Gunn, Abbeyfield Society
54.	Roberta Savey Muchalaht First Nations & Mowachaht
55.	Robyn Monrufet Retired - Island Health
56.	<u>Ron Paulson</u> City Councillor ; Low Energy Housing Society
57.	Sara Hearn Human Service Worker, North Island College Practicum Student
58.	<u>Sharie Minions</u> City Councillor; Mortgage Broker
59.	Shelley Shenton Pride Society
60.	Stefan Ochman Alberni Clayoquot Health Network T.O.P - Bamfield
61.	Stephen Rayner Huu-ay-aht First Nations
62.	Steven Patterson Yale First Nations
63.	Tanya Buxton Ministry of Social Development & Social Innovation
64.	Terry Deakin Alberni Valley Community Stakeholder Initiative, Coordinator INEO Employment Services
65.	Trudy Warner Huu-ay-aht First Nations
66.	Vicky Seredick Realtor w/ Royal LePage
67.	<u>Virginia Fenton</u> John Howard Society, Nanaimo Housing First Program
68.	Vivian Millan Community Resident
69.	Wes Hewitt Port Alberni Shelter Society Alberni Valley Community Stakeholder Initiative
70.	Jacklyn Crawford Community Resident
71.	Jeff Cook
72.	Rick Newberry Port Alberni Fire Department
73.	Randy Brown Squash Club
74.	Katrina Kieffer Canadian Mental Health Association
75.	Sandra Tate First Nation Health Authority

SUMMARY OF PRESENTATIONS

The morning session consisted of an introduction to AVCSI by Vice Chair, Patty Edwards, a welcome by our First Nation Elders, Marie and Ray Samuel, and an overview of AVCSI and the Housing Forum presented by AVCSI project coordinator, Terry Deakin. Each presenter was introduced and was advised of a 10 minute speaking limit or 15 minutes if there were 2 people speaking on the same topic. The audience was asked to hold their questions until all presenters had completed.

Housing First – John McCormick and Virginia Fenton, John Howard Society, Nanaimo

John Howard Society (JHS) believes that Housing First (HF) is a client-centered and recovery-oriented strategy that works toward ending homelessness. The HF program run by JHS in Nanaimo has no requirements for housing readiness, compliance to medication, or sobriety. It is a program based on the belief that recovery can happen when the adequate housing that all people deserve, is in place. JHS relayed that the HF program is not the end of the story, but the beginning of the story – it's about changing systems and providing wrap-around supports.

The program takes referrals from shelters and other agencies in Nanaimo and if they are not able to support a placement they refer on to other programs. The society uses the Vulnerability Assessment Tool (VAT) to identify risk factors and vulnerability of the individual. JHS develops relationships with landlords and holds the lease on 30 units in Nanaimo so they are able to place people as they see fit and the individual does not have to deal directly with the landlord. They also support individuals to develop relationships with landlords and hold their own lease. The idea is to have 20% of the units in a building designated as supportive housing. All participants in the HF program must agree to be visited at least once per week by a HF staff person with a goal to address the circumstances that preceded or is accompanying the homelessness.

JHS indicated that there are challenges to this model – repairs and maintenance to the rentals and maintaining landlord relationships. Also, there are benefits – individuals maintain housing longer, and the decreased costs to the health, social services and criminal justice systems allow for redistribution of funds.

Low Energy Housing – Ron Paulson, Alberni Low Energy Housing Society & PA City Councillor

The Alberni Low Energy Housing Society (ALEHS) vision is to purchase and retrofit existing housing in order to maximize energy efficiency, minimize carbon footprint, and create cost effective units for renters/purchasers. The Society also hopes to educate the community on low energy renovations.

ALEHS has purchased an existing apartment building in Port Alberni and entered into renovations that include a training component for the existing tenants. It is the belief of the society that when the tenants are engaged in the process they will have more pride of ownership and are less likely to be involved in circumstances or behaviour that result in need for ongoing repairs and maintenance. In addition, the renovations will result in lower cost of living overall, specifically in utility costs.

Coop & Senior Housing – Greer Black, Seniors Care, Living Environments & Programming, Calgary, AB

Mr. Black spent much of his career focused on seniors’ care, living environments, and programs. During the last 20 years of his career he was involved with one of the largest not-for-profit senior’s housing.

Mr. Black stresses that regardless if it is independent living, assisted living, or a care facility – the four key areas are the same when considering new or renovated housing:

1	Mobility	Build to accommodate future needs: wheelchair/walker accessibility, larger bathrooms, grab bars, accessible showers; ability to remove part of vanity for sink access; change level of electrical outlets and switches and increase numbers for ease of access.
2	Memory	Use colors to differentiate different areas, decorations, construction finishes (should not look all the same throughout). More use of primary colours.
3	Vision	Increase natural light: larger windows, reduce depth of the unit so natural light penetrates, increase artificial light levels above basic code requirements; and use of contrasting colours to help differentiate (ex: darker flooring and white toilet).
4	Hearing	Reduce ambient noise: use carpets and other building materials to reduce noise. No overhead paging systems.

Moves and relocating are known factors in shortening the lives of seniors. Additional things that need to be considered to enable seniors to age in place:

1. Socialization space - large entertainment room (entertainment, group exercises, tai chi), smaller socialization areas for smaller groups (crafts, wood working, wine making, etc) and a small quiet area (meditation, reflection spiritual reflection).
2. Exercise - room with equipment, easy exterior access & walking area—may involve the municipality making streets wheel chair accessible, special traffic lanes for scooters, electric chairs, golf carts, etc, improving sidewalks and better community way finding. *Senior Friendly Community &/or Dementia Friendly Community*
3. Other possible support needs that increase with age and ability
 - Food service—adequate nutrition is often an issue (doesn’t need to be 3 meals per day)
 - Medication supervision –regular nurse visits
 - Cleaning/laundry services
 - Parking & accessible transport—may be a municipal issue



4. Building construction – needs to be constructed and operated like a home, not an institution.

Consider these things: dog run, place to dump cat litter, raised gardens, easy recycling, and a bar
Micro-Housing – Greg Vander Kooi, Mountainside Support Services, Port Alberni & Shea Flood-Dick, Nanaimo Elementary School

Greg Vanderkooi presented that tiny homes and micro housing have gained widespread popularity by the public and because of this they have gained traction for funding and volunteering opportunities. Micro housing is an avenue to provide the homeless with housing opportunities. They are small, compact, provide independence and can be safe places for a marginalized population to gain independence and self worth. Many of these can be built on the same property creating a sense of community and pride of ownership.

Tiny homes are finite projects easily completed in short periods of time. This enables individuals to see the project out from beginning to end. Although it may cost more per square foot to build than a typical house the final price is significantly more affordable and the end result is drastically cheaper. In many instances there are city bylaw allowances for carriage houses or tiny homes to be built on existing home properties. With temporary structures, there is significantly less red tape and permits and inspections needed. This helps reduce costs and encourages construction.

Tiny homes help facilitate and encourage innovation and invention. How to do more with less permeates the design and build. Making the tiny home self sufficient and living off the grid is often an underlying theme throughout construction. Tiny homes are spawned by a minimalist movement and who better to champion this than many homeless people who often have very little and often do without daily.

Henry David Thoreau published, "Walden" in the late 19th century. It became widely popular and read in the 1950's and 60's gaining cult status. It became a template on how to live more simply and with greater purpose. It was not about making money, influencing friends and consumerism; but rather on how to work less, reflect more and pursue knowledge and insight. It encouraged reading, writing and reflection. Walden outlines an experiment whereby an individual goes into the woods, purchases supplies to build a cabin and live alone for a period.

The following is a quote from "Walden" as presented by Mr. Vanderkooi:

"I went to the woods because I wished to live deliberately, to front only the essential facts of life, and see if I could not learn what it had to teach, and not when I came to die, discover that I had not lived."

Partnerships – Chief Ken Hansen, Yale First Nations Partnership for Energy Efficient Housing, Yale, BC



Chief Hansen presented on behalf of the Yale First Nation (YFN) Housing Manager talking a bit about the importance of partnerships and more importantly about sustainable housing for those living on reserve. As recent as 2014, YFN needed to change strategies that were resulting in run down, moldy, neglected and condemned housing on reserves. A newly elected chief and council worked to

implement a housing department, housing policies, community awareness, housing workplans, budgets, and maintenance strategies, and funding – this resulted in the innovative YFN – Britco partnership.

The YFN-Britco development yielded several single and small family modular units that met the standards for high-efficiency passive housing design. The work done prior to the partnership, the innovative design, the partnership, and the ongoing support from community leadership has resulted in affordable, easy to maintain, above standard new and retrofit housing that the community and the tenants can be proud of.

Steven Patterson, Natural Resources manager with YFN shared a very forward thinking aspect of the YFN housing – the rural setting of the reserve is not always conducive to band members who choose to work off reserve and lack affordable or sustainable housing and/or transportation. Therefore, if YFN can duplicate the YFN-Britco housing model on land closer to employment opportunities, band members can live a more economically viable lifestyle close to home and family.

Financing Impacting Housing – Sharie Minions, Mortgage Broker, Port Alberni

Currently unavailable – to be added upon submission by Ms. Minions.

OPEN SPACE FORUM

The afternoon session began with a review of the goal for the session and an overview of the rules for participation in the Open Space session, facilitated by Marcie Dewitt and Terry Deakin.

Goal: To identify projects, programs, and/or services that AVCSI can support to address our regional housing needs.

Three questions were presented as ideas for participants to keep in mind as they discussed topics of housing and homelessness:

1. What project, program, or service do you see as a good fit with our housing needs? *What is it about this solution that you like?*
2. What might this project, program, or service look like in Port Alberni? Or on the West Coast?
3. What priority areas should AVCSI be pushing forward?

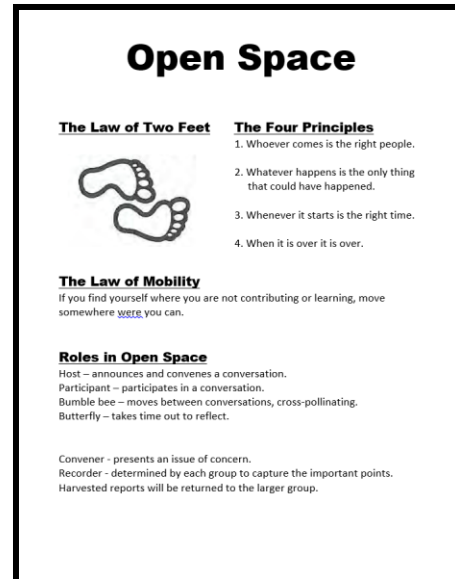
Eight tables were each provided a different topic [Senior Housing, Youth Housing, Supportive Housing, Financing, Micro-Housing, Partnerships, Housing First] and each table was provided pens, markers, crayons, sticky notes and flip chart paper. Participants were invited to stay seated where they were and/or to choose another table to sit at depending on their area of interest. Participants were welcomed to move around from table to table at any time they chose. Each group was to ensure that notes got made on sticky notes, flip chart paper, or other paper, and pictures and diagrams were encouraged. The notes/pictures were presented to the larger group at the end of the session and were collected and submitted for a qualitative analysis summary.

QUALITATIVE ANALYSIS

A qualitative analysis was conducted on both the RSVP responses to the two questions asked (*What is your interest in housing? What do you believe to be the main priority in addressing homelessness?*), and the Open Space documented notes.

RSVP Response Analysis

The answers to the two RSVP questions were recorded in an Excel spreadsheet and color coded by themes. This strategy was used to display and reduce the data, and to draw out conclusions regarding the interests in housing and priorities in addressing homelessness (modelled on approach used by



Region of Waterloo, n.d). Using this thematic approach, the responses were grouped in themes and theme topics emerged from the various statements.



Figure 1

Figure 1 depicts the interest in housing as identified by participants who completed a RSVP. The top left describe an interest in adequate, safe and affordable housing and several target populations were mentioned, the top right indicates that people are interested in addressing housing as a social determinant of health, the bottom left points to an interest in tenant-landlord relationships and housing first programs, and the bottom right indicates an interest in Housing Development.

Figure 2 illustrates the priorities as identified by the RSVP responders. Safe, clean, affordable housing was identified most often as the main priority in addressing homelessness with supported housing being a close second. Seniors housing, a new or increased shelter, along with youth housing, in that order, were next priorities. Additional responses included: tools for communities to identify and address their needs and priorities, innovative solution development, government funding for capital and operational housing projects, educating the community, First Nations’ homes, land to develop, and coordination.

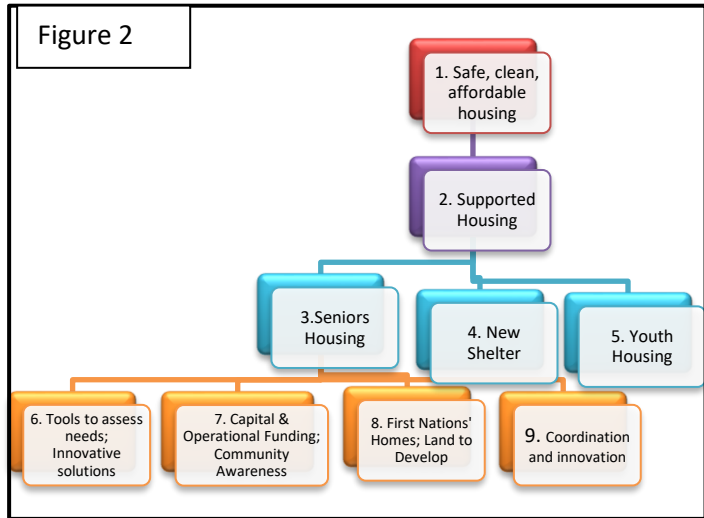


Figure 2

Reviewing responses to both questions it is evident that participants are most interested in and believe a priority is safe, affordable housing for targeted populations with the inclusion of supported housing.

Open Space Analysis

The discussions were documented in various manners: diagrams, flip chart notes, sticky notes, and notebook paper. The discussions did not seem to revolve around the questions presented for the open space discussion or the forum goal. However, ideas were generated, knowledge shared, and questions asked, which has resulted in some key strategies and recommendations for moving forward.

Groups reported that they did not stay on topic, but did generate much discussion and did have fun. The information recorded is presented below and a conceptual framework has been used to organize that information and is presented in Figure 3 on page 14 of this report.

Affordable Housing

- Issue – landlords taking advantage of limited rentals
- Where In Port Alberni to establish/build a supportive community for the multi needs/offices/services & rentals
- Pat Kermeen’s Model – Seniors’ Housing

Low Energy Housing

- Layered support in one complex (Seniors) – Ensure that partners may remain together
- Do not remove our seniors from PA
- Geo thermal heat
- More RGI
- Transition housing
- Grants available to seniors for home repairs to stay in their homes
- Education and/or funding for seniors transitioning (house to rentals)
- Affordability for all
- Cooperative living co-housing
- All new developments should be regulated for low energy / self sustaining (Kiwaniis Campus on Boundary)

Micro Housing

Shipping containers – stack on

- Shipping containers divided in to 8 apartments – durable structure
- Funding – housing allowance \$375 – intent to rent – Disability \$800

Micro housing campsite model

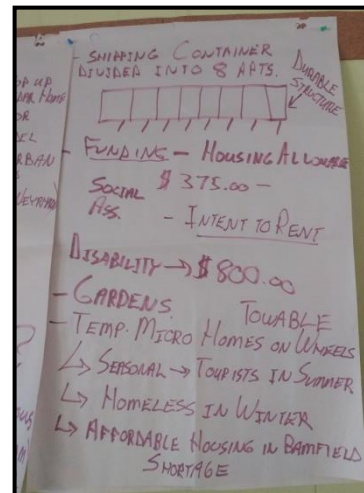
- Gardens
- Temporary Micro homes on wheels – seasonal (provide to tourists in summer & to homeless in winter) – use for affordable housing in Bamfield to accommodate staff housing shortage
- Who’s land – define a space – provide a campsite downtown (behind Dairy Queen – 4th and Napier community garden/horseshoe site or Wallace Street -old hydro building)
- Showers – Solar Bags
- Rain water barrels – gravity fed
- *Micro Housing* – heating – passive heating – facing south windows – insulation (rigid foam)
- Stove – propane buddy heater
- Bylaws- skirting rules and regulations
- On wheels – bylaws don’t apply? Temporary structure? Visual appeal! – Bowser-MJNJ Home

Use recycled materials

- Recycled pipes – 4ft wide
- Abandoned boats
- Broken down pick ups – pop up cedar home
- Wheels – mobile units – urban
- Mobile mill – donated logs - (Island Timberland, comm Forest - Logs donated by mill (money down)
- Decommissioned ships – Lady Rose
- Better shopping carts – bicycle tires

Supportive Housing

- Change the terminology – sustainable / attainable vs low cost – remove stigma – acceptable
- Supportive housing that is: intergenerational, mixed communities, market, rental, subsidized, communal spaces
- Provision of support across the continuum – Island Health, non-profits, BC Housing
- Like: need for collaborative partnerships:
 - Island Health
 - Non Profits
 - First Nations
 - Developers (zoning – obligation to create disability appropriate units, seniors, range of rent/ability to purchase)



- Everyone invited to the table – remove the silos at the table
- Municipalities consider internal development proposals for municipal sites
- Require improved access to housing & dissemination of what is available – BC Housing – currently not much available – require new / renovated builds to meet demands
- Look at different housing models – zoning issues

First Nations

- BC First Nation Mentorship Program
- Yalefirstnation.ca – housing partnership project
- BC Box initiative – converting a home in to 2 homes
- Utilizing CMHC to evaluate
 - Location appropriate “rainforest/long winters” – small window to break ground
 - Capacity building – training and hiring local
- Issue
 - Development costs – shipping to rural / remote
 - Addressing old homes – aging population, aging out (19 years), seasonal employment creates transient population, temporary rentals,
 - Long term sustainable planning - stages of returning home
- Building partnerships & Relationships
- Musquem Farm Program – Day program



Youth

- City laws include youth – address gaps, Address kids in care – aging out, Costs all inclusive program
- Review of Bylaws and housing codes – expand to meet the needs of todays wold issues
- Youth Training skills to fill out forms
- Address the gap in youth rentals / landlords willing to do the education – address gap – youth housing complex
- Include mental wellness – supports & challenges
- Develop a youth housing committee – forum/data/strategy

Challenge:

- Youth starting at 15 and 16 looking for independent living – legal age is 18
- Youth support workers designated to support transition but the program is voluntary

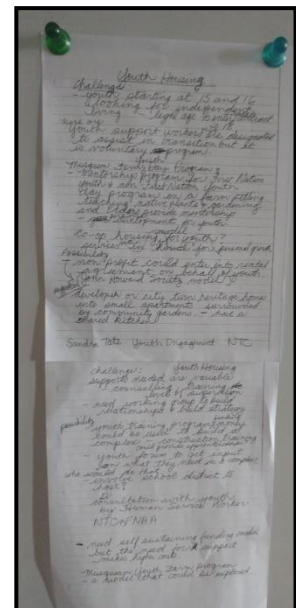
- Musquem Farm Youth Day Program
- Mentorship program for First Nation youth and non-First Nation Youth – day program on a farm setting teaching native plants and gardening and Elders provide mentorship – personal development for youth
- Coop housing model for youth
- Non-profit could enter in to a rental agreement on behalf of youth (John Howard Society model)
- Developer or city turn heritage homes in to small apartments surrounded by community gardens – have a shared kitchen
- Nothing in between apartment and home ownership (ex: carriage house)
- Youth with children can’t afford good quality rental.
- Making rentals more affordable
- Ductless heat pumps – low utilities costs – City could offer incentives to install & would make utilities affordable
- Current bylaws too restrictive – social housing – need city bylaws person who owns house, doesn’t have to live in it to have secondary suite and there should be not square footage requirement
- Education for youth – training to fill out rental application, entering in to a contract and questions to ask (are utilities included? What kind of heat?) – provide certificates of training completion to give landlords assurance of competency
- Online registration of successful candidate and landlords that will rent to youth

Challenge:

- Youth housing supports are variable – counselling, training, level of supervision etc
- Need working group to build relationships & build strategy

Possibility

- Youth training programs funding could be used to build a complex – construction training could provide apprenticeships



- Youth forum to get input on what they need in a complex – who would do this?
 - Involve school district to host?
 - Consultation with youth by Human Service Worker
 - NTC & FNHA
- Need self sustaining funding model but the need for supports makes higher costs
- Musquem youth farm – a model that could be explored.

Finance

- Municipal support or developer
- Social procurement assisting in lowering costs & give ownership to creating low cost housing?
- Benefit & job training with possible continued employment & increased housing.
- Put the paintbrush in the hands of those in need
- What are the practical aspects of engaging developers to build housing for homeless?

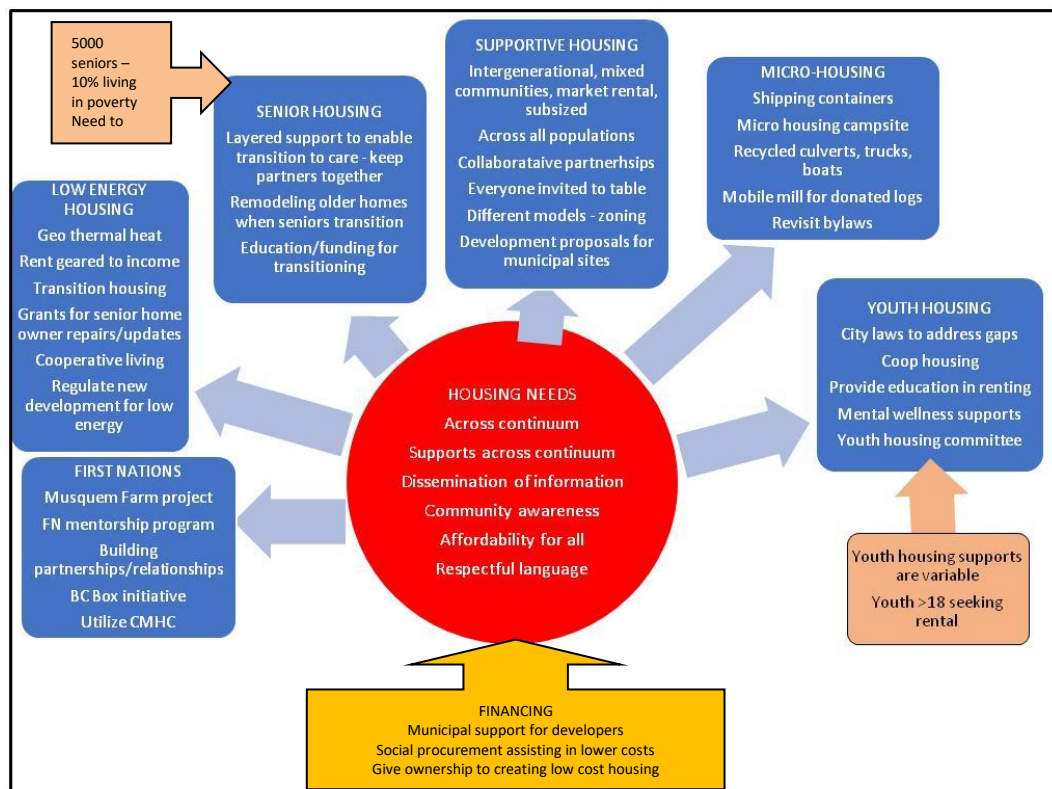
Seniors

- Issue of own home versus community facility
- Age in Place: fun, diet, safe (health/crime), pets = quality of life
- 5000 people in Port Alberni 65+ and 10% live in poverty (population of 18,000)
- Others with affordability issues
- Role of seniors moving from large home and adapting to stock available
- Estate planning – family
- Timing
- Need places to move
- Remodeling of older homes as seniors move to more appropriate housing



General Comments

- Across the continuum from Shelter to Seniors and persons with disabilities
- Subsidized communal space
- Provide supports across the continuum
- Coordination – dissemination of current information
- Promote current resource; Limited options available



RECOMMENDATIONS

The Housing Forum was a great experience that resulted in sharing of information, creating awareness, and generating ideas for projects, which are three of the overall goals of the AVCSI group.

The outcome of the RSVP responses and open space discussion analysis are four key strategies and four recommendations that are crucial for AVCSI to consider when planning and implementing projects or programs that address housing and homelessness.

1. Housing is a major determinant of health and utilizing the evidence-based Housing First approach can reduce homelessness, support active recovery, and allow for redistribution of tax payers' dollars.
2. Use respectful language when planning and implementing projects /programs to influence public perception and encourage additional support for housing and those with lived experience.
3. Take every opportunity to educate the public about housing/homelessness, as it is through knowledge that we are able to create innovative housing solutions.
4. Ensure that those who are experiencing housing or homelessness issues are included in the strategizing and solution building, as inclusion can build confidence, self-esteem and lead to healthier lifestyles.

Recommendation # 1 – Encourage and support housing development proposals from a variety of sources to address the continuum of housing needs throughout the Alberni-Clayoquot Region. This includes proposals such as the new shelter project, seniors housing and facilities, low energy housing, low-barrier housing, Housing First projects, youth housing, staff housing on the coast and in Bamfield, and other projects that support the community needs. The priorities identified at the forum include safe affordable housing for our youth, seniors, and marginalized populations.

Recommendation # 2 – Work with the City of Port Alberni to determine possible sources of land for shelf ready housing projects – (IE: Seniors housing complex).

Recommendation # 3 – Explore project ideas such as the Yale First Nation – Britco partnership for low energy housing units.

Recommendation # 4 – Encourage and support an existing non-profit to implement a formal Housing First program, and explore opportunities for United Way and other sources of funding.

FORUM EXPENSE REPORT

The Alberni Clayoquot Health Network in partnership with BC Healthy Communities had indicated a budget of \$5,000 for the Housing Forum and as indicated below total expenses were \$3,903.43 resulting in a budget balance of \$1,096.57.

FORUM EXPENSE REPORT		
		TOTAL BUDGET
		\$ 5,000.00
<i>Expense</i>	<i>Details</i>	
Conference Room Rental	Management provided the room at no cost due to a fire alarm that disrupted the afternoon session.	\$ -
Food and Beverages	Banquet, Muffin/Fruit, Coffee, Tea & Gratuities.	\$ 2,445.20
Presenter Expenses	Yale First Nation - accommodation Best Western Barclay	\$ 145.22
	Yale First Nation - Travel Expense - Mileage \$253.60 + Ferry \$151.80	\$ 405.40
	R. Greer Black Travel - Flight \$303.83 + \$238.48 + Gas \$54.19	\$ 601.50
First Nation Elder Honorarium	Gift Card - Save-On Foods	\$ 100.00
Advertising	Black Press - AV News May 11/17	\$ 153.62
	INEO - Poster & Program Printing 125 color copies x .40 + GST	\$ 52.50
TOTAL EXPENSES		\$ 3,903.43
REMAINING BUDGET		\$ 1,096.57

REFERENCES

CBC News, Meghan Thomas. *Homelessness, affordable housing key issues as UBCM kicks off*. Posted September 26, 2016. [ww.cbc.ca/news/canada/british-columbia/homelessness-affordable-housing-key-issues-as-ubcm-kicks-off-1.3779481](http://www.cbc.ca/news/canada/british-columbia/homelessness-affordable-housing-key-issues-as-ubcm-kicks-off-1.3779481)

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